

STAFF REPORT

Meeting Date: December 4, 2002

**LAFCO CASE
NAME AND NO:**

- A.** LAFCO 02-20 S1 – City of Simi Valley Sphere of Influence Amendment – Marr Ranch
- B.** LAFCO 02-20 S2 -Ventura County Waterworks District No. 8 Amendment – Marr Ranch
- C.** LAFCO 02-20 – City of Simi Valley Reorganization – Marr Ranch

PROPOSALS:

- A.** Sphere of influence Amendment to include approximately 8.70 acres into the City of Simi Valley's Sphere of Influence.
- B.** Sphere of Influence Amendment to include approximately 236 acres into the Ventura County Waterworks District No. 8 Sphere of Influence.
- C.** Reorganization of the City of Simi Valley to annex approximately 235.70 acres into the City of Simi Valley and Ventura County Waterworks District No. 8 and detach same area from the Ventura County Resource Conservation District, to accommodate urban development.

PROPONENT:

- A.** City of Simi Valley by Resolution
- B.** Ventura County Waterworks District No. 8 by Resolution.
- C.** City of Simi Valley and Ventura County Water Works No. 8 by Resolution.

SIZE:

- A.** Approximately 8.70 acres
- B.** Approximately 235.70 acres
- C.** Approximately 235.70 acres

COMMISSIONERS AND STAFF

COUNTY Steve Bennett, Chair Kathy Long <i>Alternate:</i> Judy Mikels	CITY <i>Vacant</i> John Zaragoza <i>Alternate:</i> Evaristo Barajas	SPECIAL DISTRICT Jack Curtis John Rush <i>Alternate:</i> Dick Richardson	PUBLIC Louis Cunningham, Vice Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER Everett Millais	PLANNER III Hollie Brunsky	CLERK Debbie Schubert	LEGAL COUNSEL Noel Klebaum

LOCATION: The site is located east of Tapo Canyon Road and at the northern termini of Yosemite Avenue, Tapo Street and Scofield, Lathrop, Denton, and Texas Avenues in the Simi Valley Area of Interest.

**ASSESSOR'S
PARCEL NO.S:**

- A.** 620-0-060-085 (partial), -95 (partial).
- B.** 620-0-020-095 (partial), -115; 620-0-060-055, -085 (partial), -095, -105, -115; 620-0-090-045, -085, -135, -145, -175, -205, -225, -235, -245, -255; 620-0-110-025; 620-0-130-235, -245, -255, 265, -345, -355.
- C.** 620-0-020-095 (partial), -115; 620-0-060-055, -085 (partial), -095, -105, -115; 620-0-090-145, -175, -205, -225, -235, -245, -255; 620-0-110-025; 620-0-130-265, -345, -355.

NOTICE: This matter has been noticed as a public hearing as prescribed by law.

RECOMMENDATIONS:

- A.** Adopt the attached resolution (LAFCO 02-20 S1) making determinations and approving the City of Simi Valley Sphere of Influence Amendment – Marr Ranch
- B** Adopt the attached resolution (LAFCO 02-20 S2) making determinations and approving the Ventura County Water Works District No. 8 Sphere of Influence Amendment – Marr Ranch
- C.** Adopt the attached resolution (LAFCO 02-20) making determinations and approving the City of Simi Valley Reorganization – Marr Ranch

GENERAL ANALYSIS:

1 Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	Two Single Family (SF) Dwellings (to be removed); Flood Control Retention Basin.	County: O-S-160; Open Space, 160 acre minimum A-E; Agricultural Exclusive, 40 acre minimum	County: Open Space/Urban Reserve Overlay
Proposed	Up to 226 SF units, open space area (73 acres), 11-acre park, two water tanks, flood control basin, and debris basins.	City: RM; Residential Medium Density RL; Residential Low Density W; Water Storage Facility OS; Open Space	City: Medium Density Residential, Low Density Residential, Neighborhood Park, Open Space

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Vacant	County: A-E	County: Open Space
South	SF Residential	City: RM, RL	City: Medium Density Residential, Low Density Residential
East	Vacant	County: A-E	County: Open Space
West	Vacant	County: A-E	County: Open Space

C. Topography, Natural Features and Drainage

The site is located south of the Santa Susana Mountains. The southern portion of the site has a gentle slope that slopes south-southwest. Moderately hilly terrain borders the north, east, and west of the proposal area. Storm water runoff flows south and then is carried easterly to Chivo Canyon. The proposal area consists primarily of non-native grasslands, California Pepper trees, Blue Gum Eucalyptus trees, coastal sage scrub, and riparian habitat in the southern drainage areas.

D. Conformity with Plans

The proposal area is located within the unincorporated area of the County of Ventura and, with the exception of approximately 8.7 acres, is within the City of Simi Valley's Sphere of Influence. The site is within the SOAR and CURB boundaries for the City of Simi Valley. The City of Simi Valley's Sphere of Influence boundaries are not co-terminus with the SOAR and CURB boundaries of the City. The County has a General Plan designation of Open Space with an Urban Reserve Overlay as the proposal area has been designated for future urban use. The City has pre-zoned the proposal area for Residential, Park, and Open Space. The proposed development will be in conformance with the pre-zoning and the City's General Plan.

The proposal area is part of a larger area of development approved under a Development Agreement by the City of Simi Valley (DA93-1). The Development Agreement is comprised of four sections. The proposal area is Parcel B of the Development Agreement. Parcels A and C are currently under construction with single family homes. Parcel D is comprised of approximately 1,650 acres and has been dedicated by the developer as open space.

The development will require to be served by the Ventura County Waterworks District No. 8 (VCWD No. 8) for potable water service. The proposal area is not within the Sphere of Influence of VCWD No. 8. Thus, in order for service to be provided it is necessary to amend the VCWD No. 8 Sphere of Influence and annex the area into the District. These actions will bring VCWD's boundaries into conformance with the City boundaries in this area. The proposal would be in conformance with the pre-zoning and the City's General Plan.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

Agriculture

The proposal area is not considered to be prime agricultural land as defined in the Cortese-Knox-Hertzberg Act, Government Code Section 56064. Although there are some cattle on the site, approximately 20, they are not used for food production and there are too few to meet the threshold under Government Code Section 56064 of one head per acre.

There are no other areas used for agriculture. The site is not under a Williamson Land Conservation Act contract.

Open Space

Under the Cortese-Knox-Hertzberg Act and the California Government Code, Open Space is defined as any parcel or area of land or water which is essentially unimproved and devoted to an open-space use and which is designated on a local, regional or state open-space plan.

The County designated 71 acres of the proposal area as Open Space with an Urban Reserve Overlay. Section 3.1.5.1. of the Commissioner's Handbook states that "LAFCO will approve a proposal for a change of organization or reorganization which is likely to result in the conversion of ...open space land use to other uses only if the Commission finds that the proposal will lead to planned, orderly, and efficient development" if certain criteria are met. The proposal area is contiguous to urban uses (primarily residential) south of the site. Most of the site is within the Sphere of Influence for the City of Simi Valley, and was designated for future urban use and likely to be developed within the next five years. The City has pre-zoned the majority of the site for residential use. Approximately 90 acres of the proposal area will be designated by the City as open space and will serve as a buffer for the surrounding open space areas.

There were no other sites suitable for the proposed development for the scale and scope of the proposed Marr Ranch development.

3. Population:

Although there is one occupied residence in the proposal area, there are no registered voters. Thus, the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

City of Simi Valley Services

Upon annexation the City has represented that the full range of City services, including sanitary sewer services, retail water services, drainage, law enforcement and street lighting will be provided. The proposed development will require connection to the City's sanitary sewer systems. The developer will finance all necessary improvements and connections to utilities. Sanitary sewer services will be paid for by connection charges and residential user fees.

Ventura County Waterworks District No. 8 Services

The District has indicated that its services can be extended immediately the development. The District will supply water through new and existing infrastructure. The developer will pay for any initial construction costs. On-going maintenance and operational costs will be financed by water sales to the City of Simi Valley and other general revenues of the District.

Schools

The Simi Valley Unified School District has indicated that the District can accommodate the development in the proposal area. Two measures, altering the middle school boundaries and opening a previously closed elementary school, may be implemented if any unforeseen enrollment occurs. The developer is required to pay school impact fees per state law prior to the issuance of building permits.

5. Boundaries and Lines of Assessment:

The proposed boundaries for the City of Simi Valley Reorganization – Marr Ranch are definite and certain. With the exception of two parcels, (APN's 620-0-020-095 and 620-0-060-085), the proposal area for the reorganization follows lines of assessment.

A map sufficient for filing with the State Board of Equalization has been received.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 84004 (\$1.045900) and 84057 (\$1.050824). Upon completion of this annexation the area will be assigned to one new tax rate area.

The assessed value per parcel per the 2002-2003 tax roll is as follows:

APN 620-0-020-095:	\$-0-
APN 620-0-020-115:	\$-0-
APN 620-0-060-055:	\$9,259,039
APN 620-0-060-085:	\$-0-
APN 620-0-060-095:	\$2,579,580
APN 620-0-060-105:	\$-0-
APN 620-0-060-115:	\$-0-
APN 620-0-090-145:	\$6,120
APN 620-0-090-175:	\$-0-
APN 620-0-090-205:	\$3,500
APN 620-0-090-225:	\$20,101
APN 620-0-090-235:	\$92,703
APN 620-0-090-245:	\$78,091
APN 620-0-090-255:	\$38,603
APN 620-0-110-025:	\$-0-
APN 620-0-130-265:	\$3,570
APN 620-0-130-345:	\$4,080
APN 620-0-130-355:	\$-0-
 TOTAL	 \$12,085,387

7. Environmental Impact of the Proposal:

The City of Simi Valley is the lead agency for this proposal. The City prepared and certified an Environmental Impact Report and Addendum (SCH#2000011021) pursuant to Section 15080 and 15093 of the State CEQA Guidelines. The EIR proposes mitigation measures to lessen environmental impacts so that they can be considered less than significant. The Executive Summary of Impacts and Mitigation Measures is attached. It is recommended that the Commission adopt the City's mitigation measures as a part of the City of Simi Valley Reorganization and both proposed Sphere of Influence amendments.

The EIR was previously provided to the Commission for review and was available at the Ventura LAFCO office prior to the hearing. A copy will also be available at the LAFCO hearing for review.

8. Regional Housing Needs

The development approved by the City for the proposal area consists of 226 single-family units. There will be no affordable housing in the development. The State Housing and Community Development Department approved the Housing Element for the City of Simi Valley's General Plan on June 22, 2000 and subsequently approved an amendment to the Element on November 19, 2001. The development approved by the City is consistent with housing and population projections set forth in the SCAG Regional Comprehensive Plan and Guide and SCAG demographic projections for the City. The City indicates that the project will assist in achieving its fair share of the regional housing needs.

9. Landowner and Annexing Agency Consent:

The City of Simi Valley and VCWD No. 8 have submitted proof that the primary owner involved in this proposal has given written consent to the reorganization. Both agencies have requested a waiver of conducting authority proceedings. The Ventura County Resource Conservation District has also given their consent and has agreed to waive conducting authority proceedings.

The Ventura County Flood Control District (VCFCD) owns four parcels involved in the reorganization (APN's 620-0-020-095 (partial), 620-0-090-175, 620-0-110-025 and 620-0-130-355). The VCFCD has not formally consented to the reorganization and therefore the Commission will have to initiate conducting authority proceedings for the proposal. The assessed land values of the parcels owned by VCFCD are equal to zero. Thus, the reorganization will occur even if the District files a written protest.

SPECIAL ANALYSIS

Sphere of Influence Amendments

There are two Sphere of Influence amendments as part of the proposal.

The City of Simi Valley is proposing to expand their Sphere of Influence by approximately 8.70 acres. The amendment follows an approved lot line adjustment and tract map for the proposed development. Additionally, the amendment will also allow for a water tank owned by the Ventura County Waterworks District No. 8 to be included within the City boundaries and will also allow for construction related grading and fire clearance areas to be included within the City boundaries. The area for the proposed Sphere of Influence amendment is pre-zoned as Open Space, and there will be no development in the areas.

The Ventura County Waterworks District No. 8 is proposing to amend their Sphere of Influence by approximately 236 acres. The proposed amendment would allow for the District to annex the proposal area into the District for the purpose of serving the proposed development with potable water service.

Government Code Section 56425 (e) requires that in determining the sphere of influence of each local agency the commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

1. *The present and planned uses in the area, including agricultural and open space lands.*

The 236-acre site is mostly vacant, with the exception of one residence. The only other use is for incidental grazing by about 20 head of cattle primarily used for movie production purposes, and weed control. The site is in the unincorporated area of the County and has County General Plan designations of Agriculture and Open Space with an Urban Reserve Overlay.

The City of Simi Valley has approved a Development Agreement and other entitlements consistent with the City's General Plan for the development of 226 single-family units, an 11-acre park (to be dedicated to the Rancho Simi Recreation and Park District), two water-storage tanks (owned and operated by VCWD No.8) and approximately 73 acres of open space to buffer the adjacent open space areas.

2. *Describe the present and probable need for public facilities and services in the area.*

Presently, the approximately 236-acre site has one single family dwelling, which has private water and septic. All of the other parcels are vacant. At this time, there is no need for public facilities. The City has currently approved a tract map

and Development Agreement for the development of the proposal area. The full range of urban services, including sanitary sewer services, retail water services, drainage, law enforcement and street lighting are necessary for the proposed development. A Sphere of Influence amendment and annexation to the VCWD No. 8 is necessary for the approved development to receive potable water services.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing most urban services to the proposal area and has indicated such services are adequate.

Part of the proposal is a sphere amendment and annexation to the VCWD No. 8. Presently, the District is operating at acceptable levels of service. The District has water lines running along the southerly boundary of the proposal area. The District has provided a Letter of Water Availability for the potable water service to the proposal area.

An 11-acre park is to be constructed the developer and dedicated to the Rancho Simi Recreation and Park District. The District has indicated that they will accept the dedication of the park.

4. *The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The only social and economic community of interest for the proposal is the City of Simi Valley and unincorporated areas within the City of Simi Valley Area of Interest.

Additional Parcels to be included in the Proposal

The applications submitted by the City of Simi Valley and Ventura County Waterworks District No. 8 exclude six parcels from the proposal area. These parcels are small, antiquated, land-locked lots that were part of the original Marr Ranch subdivisions that took place between 1927 and 1930 (APN's 620-0-090-045, -085, 135; 620-0-130-235, -245, -255). The owners have not consented to the City of Simi Valley Reorganization.

The reorganization of just the area submitted by the City of Simi Valley and the Ventura County Waterworks District No. 8, would result in the six parcels becoming islands of unincorporated territory.

Government Code Section 56744 of the Cortese-Knox-Hertzberg Act prohibits an annexation (reorganization) that results in unincorporated territory that is completely surrounded by the annexing City unless the Commission makes determinations based on limited exceptions. The Commission's policies, do not favor proposals that create unincorporated islands of territory (LAFCO Commissioner's Handbook, Section

3.3.1.2.). Therefore, staff recommends that your Commission include these six parcels into the proposed reorganization and order that conducting authority protest proceedings be held.

As part of this report, there are two maps for review; the original proposed map by the City and the District that excludes the six parcels (Attachment 3), and a new map that reflects staff's recommendation that includes the six parcels into the proposal area (Attachment 4).

As the total square footage for the six parcels is approximately 30,490 square feet, the new proposal area for the reorganization, as recommended by staff, is approximately 236.4 acres.

As the City anticipated the recommendation by staff to include the six parcels, the City has pre-zoned the parcels as RL, Residential Low Density.

The recommended action will require your Commission to initiate conducting authority protest proceedings. Because the assessed land value of each of the six parcels is zero, the reorganization will occur even if one or more of the six property owners files a written protest.

Therefore, staff recommends that the six parcels be included with the proposal and has included Attachment 4 as the proposed resolution exhibit.

ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines to approve the proposal as proposed by the City of Simi Valley and the Ventura County Waterworks District No. 8 thereby excluding the six parcels as shown on Attachment 3, a motion to approve the proposal as shown in Attachment 3 should be made, along with determinations per G.C. Section 56375(m).
- B. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.

- C. If the Commission, following public testimony and review of materials submitted with this application wishes to deny this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments:

- (1) Vicinity Map
- (2) City of Simi Valley Executive Summary of Impacts and Mitigation Measures and EIR Addendum
- (3) City of Simi Valley Proposed Reorganization Map
- (4) Staff Recommended Proposed Map
- (5) Parcels that Have No Landowner Consent to Proposed Reorganization
- (6) LAFCO 02-20 S1 Resolution
- (7) LAFCO 02-20 S2 Resolution
- (8) LAFCO 02-20 Resolution

LAFCO 02-20 S2

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING A SPHERE OF INFLUENCE AMENDMENT
OF VENTURA COUNTY WATERWORKS DISTRICT NO. 8 –
MARR RANCH**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on December 4, 2002, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental document and determination; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the organization of local governmental agencies within Ventura County; and

WHEREAS, the Local Agency Formation Commission considered the criteria as required under Government Code Section 56425(e):

1. *The present and planned uses in the area, including agricultural and open space lands.*

The 236-acre site is mostly vacant, with the exception of one residence. There currently about 20 heads of cattle primarily used for movie production purposes, and weed control. The site is in the unincorporated area of the County and has general plan designations of Agriculture and Open Space with an Urban Reserve Overlay.

Once annexed to the City and VCWWD No. 8, the developer will build up to 226 single-family units, an 11-acre park (to be dedicated to the Rancho Simi Recreation and Park District), two water-storage tanks (owned and operated by VCWWD No.8) and approximately 73 acres of open space to buffer the adjacent open space areas.

2. *Describe the present and probable need for public facilities and services in the area.*

There is currently an approved tract map and Development Agreement affecting the proposal area. The developer of this site has full intentions to develop the site.

The City will provide the full range of City services, including sanitary sewer services, retail water services, drainage, law enforcement and street lighting will be provided. The proposed development will require connection to the City's sanitary sewer systems. Also, as part of this proposal, a Sphere of Influence amendment and annexation to the VCWWD No. 8 is being requested to provide the proposal area with potable water services.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City will be providing most urban services to the proposal area and has indicated such services are adequate.

Part of the proposal is a sphere amendment and annexation to the VCWWD No. 8.

The District has water lines running along the southerly boundary of the proposal area. The District has provided a Letter of Water Availability for the potable water service to the proposal area.

An 11-acre park is proposed by the developer that will be dedicated to the Rancho Simi Recreation and Park District. The District has indicated that they will accept the dedication of the park.

4. *The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.*

The only social and economic community of interest for the proposal is the City of Simi Valley and unincorporated areas within the City of Simi Valley Area of Interest.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 4, 2002 is adopted.
- (2) Said Sphere of Influence amendment is hereby approved as submitted.

- (3) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 02-20 S2 – VENTURA COUNTY WATERWORKS
DISTRICT NO. 8 SPHERE OF INFLUENCE AMENDMENT – MARR
RANCH**

- (4) The Commission has reviewed and considered the information contained in the Environmental Impact Report prepared by the City of Simi Valley as lead agency, adopts the lead agency's Findings of Impacts and Mitigation Measures, and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Sections 15080, 15090, 15091, 15093, and 15096(g)(h)(i)].
- (5) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15094.
- (6) The boundaries of the proposed Sphere of Influence amendment is described in Exhibit A attached hereto and made a part hereof.

This resolution was adopted on December 4, 2002.

AYES:

NOES:

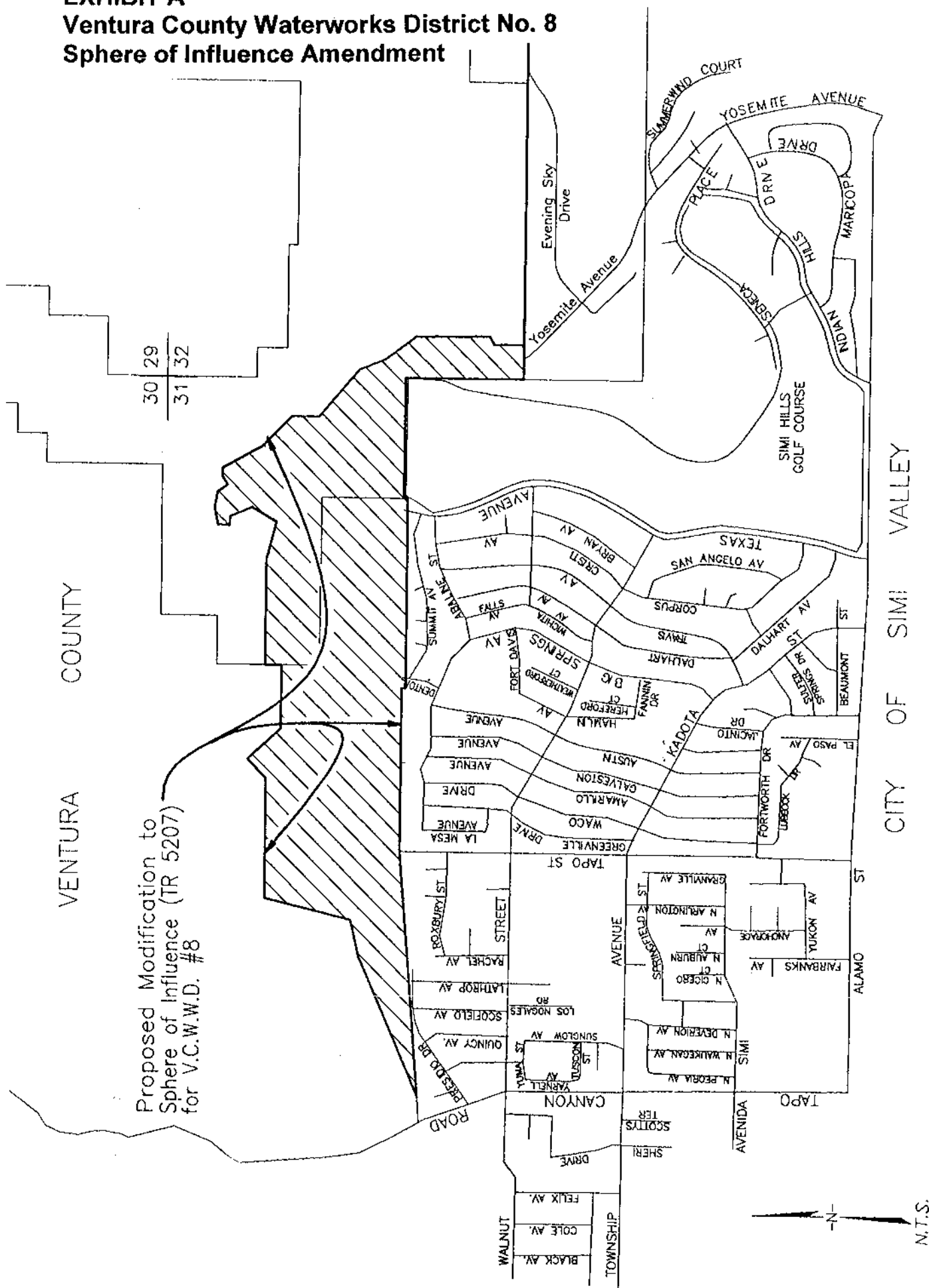
ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

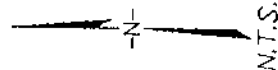
Attachment: Exhibit A

Copies: City of Simi Valley
Ventura County Waterworks District No. 8
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

02-20 S2
 EXHIBIT A
 Ventura County Waterworks District No. 8
 Sphere of Influence Amendment



V.C.W.W.D. #8 District Sphere of Influence



02-2052

BEING ALL OF PARCEL 1 OF PARCEL MAP WAIVER NO. 991 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED ON SEPTEMBER 20, 2000 AS DOCUMENT NO. 2000-0147787-00 INCLUSIVE OF OFFICIAL RECORDS,

AND A PORTION OF MARRLAND UNIT NO. C IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED ON SEPTEMBER 22, 1942 IN BOOK 8 PAGE 100 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS),

AND A PORTION OF ESTATE 1 OF THAT DEED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT AS RECORDED ON JANUARY 22, 1981 AS INSTRUMENT NO. 81-006918, INCLUSIVE OF OFFICIAL RECORDS,

AND A PORTION OF PARCEL 3 OF PARCEL MAP WAIVER NO. 991 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED ON SEPTEMBER 20, 2000 AS DOCUMENT NO. 2000-0147787-00 INCLUSIVE OF OFFICIAL RECORDS,

AND A PORTION OF PARCEL A OF THAT DEED TO THE VENTURA COUNTY WATER WORKS DISTRICT NO. 8 AS RECORDED ON JUNE 16, 1970 IN BOOK 3676 PAGE 124 OF OFFICIAL RECORDS,

AND ALL OF LOTS 1, 2, 16, 28, & 30 BLOCK 20 AND LOT 40 BLOCK 21 OF MARRLAND UNIT NO. B IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED ON APRIL 4, 1930 IN BOOK 13 PAGES 42-52 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS),

AND ALL OF LOT 1 BLOCK 21 OF MARRLAND UNIT NO. 3 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED ON MARCH 19, 1929 IN BOOK 12 PAGES 56-72 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS),

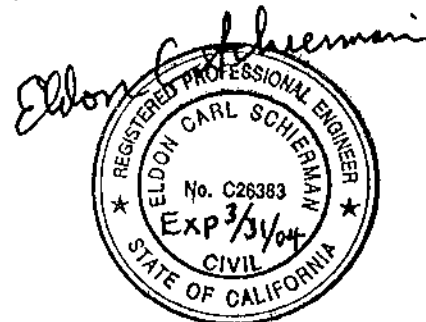
AND ALL OF LOTS 20, & 23 BLOCK 57 AND LOT 74 BLOCK 18 AND LOT 28 BLOCK 17 AND THAT REMAINDER PORTION OF LOT-A BLOCK 11 OF MARRLAND UNIT NO. 2 IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS RECORDED ON AUGUST 20, 1928 IN BOOK 20 PAGES 72-91 INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS),

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *[Signature]*

Date: 19-NOV-2002

Page 1 of 4
11/18/02



02-2052

AND ALL OF UNIT H, EE, & DD OF THAT NOTICE OF MERGER RECORDED ON DECEMBER 5, 1985, AS INSTRUMENT NO. 138925 OF OFFICIAL RECORDS,

ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A C-NAIL WITH TAG & TIN, MARKED VENTURA COUNTY SURVEYOR, BEING CONTROL STATION "LCCD-3", THENCE SOUTH 29° 55' 34" EAST, 1381.67 FEET TO THE EAST ¼ CORNER OF SECTION 31, T3N, R17W RANCHO SIMI, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF SAID PARCEL 1 OF PARCEL MAP WAIVER 991 AND THE EASTERLY TERMINUS OF THAT LINE DESCRIBED AS THE 87TH COURSE OF THE BOUNDARY OF THE CITY OF SIMI VALLEY AS INCORPORATED ON OCTOBER 10, 1969, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, SAID POINT BEING THE TRUE POINT OF BEGINNING; **THENCE** ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1 OF SAID PARCEL MAP WAIVER, BEING SAID 87TH COURSE OF SAID CITY BOUNDARY

- 1st. NORTH 90°00'00" WEST, 5291.12 FEET TO THE WEST ¼ CORNER OF SAID SECTION 31; **THENCE** CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1, BEING A PORTION OF THE 86TH COURSE OF SAID CITY BOUNDARY
- 2nd. SOUTH 85°29'00" WEST, 2715.50 FEET; **THENCE** DEPARTING SAID CITY BOUNDARY AND ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL 1 OF SAID PARCEL MAP WAIVER THE FOLLOWING 11 COURSES
- 3rd. NORTH 66°29'59" EAST, 1666.12 FEET; **THENCE**
- 4th. NORTH 76°52'34" EAST, 427.75 FEET; **THENCE**
- 5th. NORTH 13°36'54" EAST, 984.08 FEET; **THENCE**
- 6th. SOUTH 90°00'00" EAST, 1323.83 FEET; **THENCE**
- 7th. NORTH 47°28'10" EAST, 300.00 FEET; **THENCE**
- 8th. SOUTH 42°31'50" EAST, 500.00 FEET; **THENCE**
- 9th. SOUTH 90°00'00" EAST, 738.01 FEET; **THENCE**
- 10th. NORTH 00°00'00" EAST, 187.83 FEET; **THENCE**
- 11th. SOUTH 90°00'00" EAST, 1188.85 FEET; **THENCE**

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Page 2 of 4
11/18/02

Certified by: *Joe Rawls*

Date: *11-18-2002*

- 12th. SOUTH 74°52'09" EAST, 424.89 FEET; THENCE
- 13th. NORTH 30°15'41" EAST, 311.28 FEET; THENCE DEPARTING SAID PARCEL 1
- 14th. NORTH 22°50'46" WEST, 266.44 FEET; THENCE
- 15th. NORTH 89°37'57" WEST, 96.98 FEET; THENCE
- 16th. NORTH 03°29'42" EAST, 135.78 FEET; THENCE
- 17th. NORTH 79°44'07" EAST, 195.19 FEET; THENCE
- 18th. SOUTH 78°52'55" EAST, 175.03 FEET; THENCE
- 19th. SOUTH 34°14'00" EAST, 132.09 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 1 OF SAID PARCEL MAP WAIVER 991; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING 6 COURSES
- 20th. NORTH 55°46'00" EAST, 114.78 FEET; THENCE
- 21st. SOUTH 90°00'00" EAST, 92.10 FEET; THENCE
- 22nd. SOUTH 29°00'00" EAST, 500.00 FEET; THENCE
- 23rd. SOUTH 46°00'00" EAST, 470.00 FEET; THENCE
- 24th. SOUTH 00°00'00" WEST, 301.47 FEET; THENCE
- 25th. SOUTH 49°54'23" EAST, 687.61 FEET TO A POINT IN THE 1ST COURSE OF ESTATE 1 OF THAT DEED TO THE VENTURA COUNTY FLOOD CONTROL DISTRICT RECORDED JANUARY 22, 1981 AS INSTRUMENT NO. 006918 OF OFFICIAL RECORDS OF SAID COUNTY, SAID 1ST COURSE RECITED AS NORTH 19°02'30" EAST, 490.00 FEET, SAID POINT BEING 424.09 FEET DISTANT FROM THE SOUTHWESTERLY TERMINUS OF SAID 1ST COURSE; THENCE DEPARTING SAID LINE OF SAID ESTATE 1
- 26th. SOUTH 22°00'34" EAST, 303.14 FEET TO A POINT, BEING THE NORTHWESTERLY TERMINUS OF THE 47TH COURSE OF SAID PARCEL 1 OF SAID PARCEL MAP WAIVER, SAID COURSE RECITED AS NORTH 36°56'14" WEST, 434.64 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING 4 COURSES

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Page 3 of 4
11/18/02

Certified by: *Zell Rausch*

Date: *19-NOV-2002*

- 27th. SOUTH 36°56'14" EAST, 434.64 FEET; **THENCE**
- 28th. SOUTH 00°00'00" WEST, 827.93 FEET; **THENCE**
- 29th. SOUTH 60°00'00" WEST, 105.67 FEET; **THENCE**
- 30th. SOUTH 00°00'00" WEST, 318.83 FEET TO A POINT IN THE
NORTHERLY LINE OF THAT ANNEXATION TO THE CITY OF SIMI
VALLEY RECORDED AS ANNEXATION NO. 66 ON JUNE 17, 1997 AS
INSTRUMENT NO. 97-075199 OF OFFICIAL RECORDS OF SAID
COUNTY; **THENCE** ALONG SAID NORTHERLY CITY BOUNDARY,
BEING THE SOUTHERLY LINE OF SAID PARCEL 1 OF SAID PARCEL
MAP WAIVER
- 31st. NORTH 90°00'00" WEST, 377.51 FEET TO THE INTERSECTION OF
SAID NORTHERLY LINE OF SAID ANNEXATION AND THE 88TH
COURSE OF SAID BOUNDARY OF SAID CITY AS INCORPORATED
ON OCTOBER 10, 1969; **THENCE** ALONG SAID 88TH COURSE OF
SAID CITY BOUNDARY, BEING THE WESTERLY LINE OF SAID
PARCEL 1 OF SAID PARCEL MAP WAIVER
- 32nd. NORTH 00°00'00" EAST, 1313.88 FEET; TO THE TRUE POINT OF
BEGINNING

THE PARCEL DESCRIBED HEREIN CONTAINS 236.40 ACRES.

*The Ventura County Surveyor's office of the Public Works Agency
certifies this map and legal description to be definite and certain.*

Certified by: *John Rawlin*

Date: *19-NOV-2002*